



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

---

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236  
Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

APRIL 6, 2006

**PRESENT:** Kennett, Fruit, Martin, Pyle

**ABSENT:** None

**LATE:** None

**STAFF:** Senior Planner (SP) Linder, SP Tolentino

### REGULAR MEETING

Chairman Martin called the meeting to order at 7:15 pm.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

**MINUTES:** March 16, 2006

**BOARD MEMBERS PYLE/MARTIN MOTIONED TO APPROVE THE MINUTES OF THE MARCH 2, MEETING. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: KENNETT, MARTIN, PYLE**

**NOES: NONE**

**ABSTAIN: FRUIT**

**ABSENT: NONE**

**PUBLIC HEARING:**

**BOARD MEMBER MARTIN STEPPED DOWN FOR THIS ITEM**

- 1) **SR 06-02: WRIGHT-MAÑANA INVESTORS** : A request for approval of architectural plans for a 15-lot single family attached development proposed on a 2.6 acre site located on the northwest corner of the intersection of Wright Ave. and Hale Ave. (APN 764-32-017 & 018)

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION AS SUMMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, KENNETT, PYLE  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** MARTIN

- 2) **SITE REVIEW, SR-05-23: COCHRANE-TBI**: A request for site, landscape and architectural plan approval for the construction of an approximate 77,000-sf commercial shopping center at the northwest corner of Cochrane Rd and Madrone Pkwy. The subject site is 7.72 acres in size, and is zoned PUD, Planned Unit Development. (APN 726-33-028)

**BOARD MEMBER KENNETT EXCUSED HERSELF FROM THE MEETING AT 7:40.**

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS:**

- Other Condition No. 2: Revise as follows: "Provide ~~horizontal~~ articulation on the north *and west* sides of the Phase II Building (e.g., projecting columns or recessed arches), *subject to review and approval of a subcommittee of the Board.*"
- Other Condition No.3: Add requirement to have the backside of the raised, decorative wall panels of Building C and the Phase II building to be reviewed and approved by a subcommittee of the Board.
- Other Condition No.6: Strike Condition 6.c requiring canopy trees within the parking lot, and add requirement to have the final landscape plan with tree locations reviewed and approved by a subcommittee of the Board. Some of the existing perimeter trees may be removed and/or clustered subject to review and approval of the ARB Subcommittee.

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES:** FRUIT, MARTIN, PYLE  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** KENNETT

ARCHITECTURAL REVIEW BOARD MINUTES

April 6, 2006

Page 3

**ANNOUNCEMENTS:** NONE

**ADJOURNMENT:** Chairman Martin adjourned the meeting at 8:05 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**

**Meeting Coordinator**

R:\PLANNING\WP51\MINUTES\ARBminutes\2006\April\April0606.Min.doc